

**An Ordinance Amending the Durham Unified Development Ordinance
By Taking Property out of RR Zoning District and Establishing the Same as
PDR 6.040 District**

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1100017 and Voted on February 18, 2013 to approve the Zoning Map Change described herein.

Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of RR Zoning and placing the same in and establishing the same as PDR 6.040 Zoning.

All property as follows, and to the centerlines of any adjoining public rights-of way:

Being all of a certain parcels of land lying in Triangle Township, Durham County, North Carolina bounded on the north by Therman and Finesse Couch (pin 0717-01-19-5456), City of Durham (pin 0717-01-19-7369) and Greek Orthodox Community of Durham, NC, Inc. (pin 0717-01-29-1758), on the east by NC 751 (variable width right-of-way), on the south by four U.S.A. lots (pins 0717-01-38-1722, 0717-01-28-5210, 0717-01-28-2025 and 0717-01-08-8006) and on the west by two U.S.A. lots (pins 0707-01-98-3528 and 0717-01-09-7315) and being more particularly described as follows:

Beginning at an existing right-of-way monument on the western right-of-way of NC 751, said monument being located N 12° 54'31" W 230.46' from the centerline intersection of said NC 751 and Stage Coach Road, said monument also being a corner common to a parcel of the U.S.A.; thence, leaving said western right-of-way and with the western line of said U.S.A. the following two calls: S 29° 20'48" W 58.17' to a computed point and S 61° 23'43" W 10.32' to a computed point on the northern line of another parcel of the U.S.A.; thence with the northern line of two U.S.A. parcels N 86° 35'39" W 532.59' to an existing iron pipe a corner common to another parcels of the U.S.A.; thence with the northern line of said U.S.A. N 86° 24'11" W 385.15' to an existing iron pipe a corner common to another parcel of the U.S.A.; thence with the eastern line of said U.S.A. N 19° 56'59" W 677.86' to an existing iron pipe a corner common to another parcel of the U.S.A.; thence with the eastern line of said U.S.A. N 06° 02'01" E 318.54' to a US Army Corps of Engineers Concrete Monument (#6526), a corner common to Therman Couch; thence with the southern line of said Couch and the southern line of the City of Durham S 84° 33'05" E 357.71' to an existing iron pipe the southeast corner of said City of Durham; thence with the eastern line of said City of Durham the following two calls: N 10° 20'32" E 91.35' and with the arc of a curve to the right having a radius of 1200.00' (chord N 16° 43'23" E 267.93') for a length of 268.49' to an existing iron pipe on the southern line of the Greek Orthodox Community; thence with the southern line of said Greek Orthodox S 83° 57'58" E 567.82' to an existing iron rod on the western right-of-way line of the aforementioned NC 751; thence, leaving said Greek Orthodox S 83° 57'58" E 25.49' to an existing iron rod on said western right-of-way; thence with said western right-of-way the following four calls: S 05° 18'32" E 357.54' to an existing iron pipe, S 05° 17'01" E 186.89' to an existing iron pipe, S 05° 18'26" E 373.91' to an existing iron pipe and S 05° 18'26" E 291.09' to the point and or place of beginning containing 27.887 acres more or less as more particularly shown on a Survey by Riley Surveying, PA entitled Perimeter Boundary Survey Property of NC 751, LLC dated July 6, 2011.

Section 3. This Ordinance shall be in full force and effect from and after its passage.

Section 4. All ordinances in conflict with this Ordinance are hereby repealed.